

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/3 SUNNYSIDE AVENUE DANDENONG VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

1/29 BURROWS AVENUE DANDENONG VIC 3175	\$590,000	11-Jun-25
3/16 ECKFORD STREET DANDENONG VIC 3175	\$538,000	23-Jan-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 30 June 2025



**1/29 BURROWS AVENUE
DANDENONG VIC 3175**

 2  2  1

Sold Price ^{RS} **\$590,000** Sold Date **11-Jun-25**

Distance **0.53km**



**3/16 ECKFORD STREET
DANDENONG VIC 3175**

 2  2  1

Sold Price **\$538,000** Sold Date **23-Jan-25**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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